

**Errata Sheet
October 16, 2007**

Where applicable, staff recommends the text below supersede the red-line text proposed in Attachment 4.

1. Definition for "Church, synagogue, temple or mosque":

Church, Synagogue, Temple or Mosque: A structure or group of structures that is intended for regular gatherings of people to attend, participate in, or conduct religious services and other related activities and associated accessory uses. Associated Accessory uses may include religious instruction classrooms, church offices, counseling programs, private school, youth programs, parking, child and adult day care facilities, summer camps, recreational facilities, caretaker's quarters, food bank, thrift shop, sale of religious items, and cemeteries.

2. **Section 4-203.** With regard to "Training Facility" in the PD-CC districts, staff has added "Training Facility" as a special exception use in the PD-CC(NC) and PD-CC(CC) districts and as a permitted use in the PD-CC(SC) and PD-CC(RC) districts. However, because the special exception use list of the PD-CC(SC) district refers back to the PD-CC(CC) district, it appears that "Training Facility" would require special exception approval in the PD-CC(SC) and PD-CC(RC) districts, which is not the intent of this amendment. Following the approval of these amendments, the Zoning Administrator will issue an interpretation clarifying that "Training Facility" is a permitted use in the PD-CC(SC) and PD-CC(RC) districts.

3. **Section 4-204(D)(2).** Special exception uses in the PD-CC(RC) district are as provided in the preceding use list for the PD-CC(SC) district (Section 4-204(C)). As such, it is not necessary to repeat any use that is already listed in the preceding section (i.e. kennel, indoor). Therefore, staff suggests Section 4-204(D)(2) be deleted, as this use is proposed to be added as Section 4-204(C)(2).

(D) Regional Center.

~~(2) Kennel, Indoor, pursuant to Section 5-606.~~

4. **Section 4-407(G).** With regard to road access in the PD-RDP district, staff inadvertently omitted this section from consideration. The Board recommended similar text changes for the PD-CC, PD-OP, PD-IP, PD-GI, PD-SA and PD-TC districts. To be consistent with other nonresidential districts, staff recommends the following text:

(G) **Access from Major Roads.** Access from adjacent public roads shall comply with Section 5-900 of this Ordinance. In designing a planned research and development park development, the following requirements shall be observed:

~~(1) Access. No individual lots created after adoption of this Ordinance shall have direct access to an arterial or major collector road.~~

~~(2)(1) Primary access and through vehicular traffic impacting residential neighborhoods shall be avoided prohibited on residential neighborhood streets. This prohibition does not apply to collector roads through residential neighborhoods. Minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through and construction traffic.~~

5. **Section 4-503(G)(5).** With regard to the criteria for office by-right in the PD-IP zoning district, staff offers the following change to ensure that corner and through lots will have one front yard only:

(5) Parking may be located in the side and rear yards and in no case shall parking be located between the building and the arterial or major collector road. On a corner or through lot, there shall be only one front yard as established by Section 1-205(C); and

6. **Section 5-1406(E)(2).** The requirement for a berm has been removed pursuant to the Board's recommendation. Staff has also deleted the phrase "may be adjusted" for clarity.

(2) If any property adjoins any existing or planned arterial road, except in the A-3, A-10, AR-1, ~~or~~ AR-2 or Village Conservation Overlay districts or where the Buffer Yard Type 5 is required by this Section, the required buffer yard shall be in accordance with Buffer Yard Type 3, ~~however, such buffer yard landscaping shall be supplemented by a landscaped earthen berm at least four (4) feet in height and not to exceed a slope of 2:1.~~ This requirement may be waived, modified, and/or reduced, ~~or the location of the required berm may be adjusted~~ by the Zoning Administrator, where necessary to preserve existing mature trees. No buffer yard shall be required for the A-3 and A-10 districts where such property adjoins any existing or planned arterial road.

7. **Section 5-1414(B)(5).** The addition of a new Table 5-1414(B) to combine buffer yard requirements for buffer yard types 1 through 4 impacts the section references in the type 5 buffer requirements. Existing Section 5-1414(B)(5) will become Section 5-1414(B)(1) and the numerous references within that section to 5-1414(B)(5) will need to change to 5-1414(B)(1).